

2013 Dubois County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Dubois County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Dubois County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	5.7%	\$41,707,289	\$2,039,405,697	3.6%
Change		6.8%	-1.2%	
2012	-5.7%	\$39,045,259	\$2,064,105,878	2.2%

Comparable Homestead Property Tax Changes in Dubois County

The total tax bill for all taxpayers in Dubois County increased by 5.7% in 2013. The main reason was a 6.8% increase in the levy. In this reassessment year, certified net assessed value decreased by 1.2%. The levy increase and certified net assessment decrease caused tax rates to rise, and the higher tax rates caused tax cap credits as a percent of the levy to increase from 2.2% in 2012 to 3.6% in 2013.

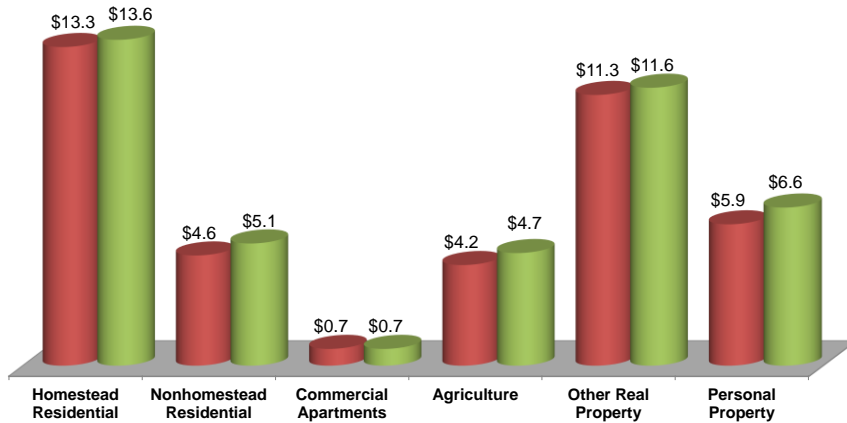
Dubois County homeowners experienced a 1.8% increase in property tax bills in 2013. This was due to an increase in property tax rates which was partly offset by a decline in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	<u>2012 to 2013</u>	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	7,874	65.1%
No Change	148	1.2%
Lower Tax Bill	4,076	33.7%
Average Change in Tax Bill	1.8%	
Detailed Change in Tax Bill		
20% or More	968	8.0%
10% to 19%	2,004	16.6%
1% to 9%	4,902	40.5%
-1% to 1%	148	1.2%
-1% to -9%	3,041	25.1%
-10% to -19%	755	6.2%
-20% or More	280	2.3%
Total	12,098	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$40.0 ■ 2013 - Total \$42.3



In Dubois County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 5.7%, more than the average 2.1% increase statewide. Agriculture had the biggest percentage increase, while homestead and commercial apartment net taxes experienced the smallest percentage increases.

Property tax rates increased in all 22 Dubois County tax districts in 2013. The average tax rate rose by 8.1% because of a large levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Dubois County increased by 6.8%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Dubois County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,702,299,602	\$1,650,625,099	-3.0%	\$748,348,725	\$719,084,724	-3.9%
Other Residential	281,657,000	298,100,100	5.8%	280,359,665	295,492,588	5.4%
Ag Business/Land	285,151,400	297,383,400	4.3%	283,925,103	296,118,320	4.3%
Business Real/Personal	985,487,022	961,371,900	-2.4%	831,422,355	814,179,157	-2.1%
Total	\$3,254,595,024	\$3,207,480,499	-1.4%	\$2,144,055,848	\$2,124,874,789	-0.9%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Dubois County's total billed net assessed value decreased by 0.9% in 2013. Declines in business and homestead assessments exceeded increases in other residential and agricultural assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$508,596	\$787,742	\$279,146	54.9%
2%	343,086	700,545	357,459	104.2%
3%	0	0	0	0.0%
Elderly	31,993	45,864	13,870	43.4%
Total	\$883,675	\$1,534,150	\$650,475	73.6%
% of Levy	2.2%	3.6%		

Total tax cap credits in Dubois County were \$1.5 million, which was 3.6% of the levy. This was less than the state average of 10.9%, but near the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Dubois County's average tax rate was near the median rate statewide. More

than half of Dubois County's tax cap credits were in the 1% homestead category. Most of the rest were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Dubois County increased \$650,475 between 2012 and 2013. Credits as a share of the total levy rose to 3.6% in 2013 from 2.2% in 2012.

Dubois County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	37,840,362	39,052,617	41,562,984	39,045,259	41,707,289	3.2%	6.4%	-6.1%	6.8%
Dubois County	6,001,216	6,317,720	6,468,928	6,669,126	6,834,050	5.3%	2.4%	3.1%	2.5%
Bainbridge Township	85,459	90,024	91,824	66,225	76,587	5.3%	2.0%	-27.9%	15.6%
Boone Township	21,311	22,073	22,647	23,193	24,020	3.6%	2.6%	2.4%	3.6%
Cass Township	39,545	40,986	42,070	42,691	44,177	3.6%	2.6%	1.5%	3.5%
Columbia Township	16,727	17,513	17,950	18,545	19,064	4.7%	2.5%	3.3%	2.8%
Ferdinand Township	51,674	51,697	54,165	55,982	57,535	0.0%	4.8%	3.4%	2.8%
Hall Township	13,880	14,373	14,686	15,163	15,612	3.6%	2.2%	3.2%	3.0%
Harbison Township	41,711	43,523	44,620	33,894	31,528	4.3%	2.5%	-24.0%	-7.0%
Jackson Township	45,562	47,590	48,761	50,319	51,794	4.5%	2.5%	3.2%	2.9%
Jefferson Township	18,558	18,752	19,472	20,085	17,326	1.0%	3.8%	3.1%	-13.7%
Madison Township	50,995	52,998	54,255	53,403	57,699	3.9%	2.4%	-1.6%	8.0%
Marion Township	25,121	26,304	24,765	23,052	26,378	4.7%	-5.9%	-6.9%	14.4%
Patoka Township	85,395	88,714	90,948	93,939	96,515	3.9%	2.5%	3.3%	2.7%
Jasper Civil City	5,812,999	6,085,884	6,240,446	6,429,114	6,597,360	4.7%	2.5%	3.0%	2.6%
Huntingburg Civil City	1,531,257	1,597,712	1,638,542	1,609,598	1,724,519	4.3%	2.6%	-1.8%	7.1%
Birdseye Civil Town	29,708	31,000	31,861	32,876	31,301	4.3%	2.8%	3.2%	-4.8%
Ferdinand Civil Town	568,805	605,309	620,699	639,317	654,738	6.4%	2.5%	3.0%	2.4%
Holland Civil Town	119,201	126,574	129,474	133,139	137,142	6.2%	2.3%	2.8%	3.0%
Northeast Dubois County School Corp	2,187,569	2,368,563	2,883,750	2,204,807	2,650,592	8.3%	21.8%	-23.5%	20.2%
Southeast Dubois County School Corp	3,559,799	3,765,012	3,884,460	3,491,611	3,650,839	5.8%	3.2%	-10.1%	4.6%
Southwest Dubois County School Corp	3,436,600	3,208,839	4,678,523	3,619,737	4,180,592	-6.6%	45.8%	-22.6%	15.5%
Greater Jasper Consolidated School Corp	12,335,105	12,473,459	12,601,770	11,829,707	12,782,073	1.1%	1.0%	-6.1%	8.1%
Huntingburg Public Library	253,530	263,009	270,621	279,165	286,821	3.7%	2.9%	3.2%	2.7%
Jasper Public Library	555,445	585,999	602,256	620,876	638,366	5.5%	2.8%	3.1%	2.8%
Dubois County Contractual Library	721,221	871,336	738,526	741,399	766,190	20.8%	-15.2%	0.4%	3.3%
Dubois County Airport	157,771	159,610	162,485	167,193	167,231	1.2%	1.8%	2.9%	0.0%
Northeast Dubois County Fire Protection	74,198	78,044	84,480	81,103	87,240	5.2%	8.2%	-4.0%	7.6%
Dubois County Solid Waste Mgmt Dist	0	0	0	0	0				
Huntingburg Redevelopment Commission	0	0	0	0	0				

Dubois County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
19001	Bainbridge Township	1.5897	--	--	--	--	--	--	1.5897
19002	Jasper City	2.3414	--	--	--	--	--	--	2.3414
19003	Boone Township	1.6227	--	--	--	--	--	--	1.6227
19004	Cass Township	1.7799	--	--	--	--	--	--	1.7799
19005	Holland Town	2.7421	--	--	--	--	--	--	2.7421
19006	Columbia Township	1.5149	--	--	--	--	--	--	1.5149
19007	Ferdinand Township	1.6128	--	--	--	--	--	--	1.6128
19008	Ferdinand Town	2.1932	--	--	--	--	--	--	2.1932
19009	Hall Township	1.4460	--	--	--	--	--	--	1.4460
19010	Hall Township II	1.4843	--	--	--	--	--	--	1.4843
19011	Harbison Township	1.4670	--	--	--	--	--	--	1.4670
19012	Harbison Township II	1.4899	--	--	--	--	--	--	1.4899
19013	Jackson Township	1.6059	--	--	--	--	--	--	1.6059
19014	Jefferson Township	1.5921	--	--	--	--	--	--	1.5921
19015	Birdseye Town	2.0541	--	--	--	--	--	--	2.0541
19016	Madison Township	1.6383	--	--	--	--	--	--	1.6383
19017	Marion Township	1.4612	--	--	--	--	--	--	1.4612
19018	Marion Township II	1.4963	--	--	--	--	--	--	1.4963
19019	Patoka Township	1.7921	--	--	--	--	--	--	1.7921
19020	Huntingburg City	2.8775	--	--	--	--	--	--	2.8775
19021	Jasper Madison	2.3416	--	--	--	--	--	--	2.3416
19022	Jasper Boone	2.3428	--	--	--	--	--	--	2.3428

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dubois County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	787,742	698,673	0	45,864	1,532,278	41,707,289	3.7%
<i>TIF Total</i>	0	1,872	0	0	1,872	1,279,771	0.1%
<i>County Total</i>	787,742	700,545	0	45,864	1,534,150	42,987,060	3.6%
Dubois County	110,778	94,535	0	7,207	212,520	6,834,050	3.1%
Bainbridge Township	1,509	980	0	83	2,571	76,587	3.4%
Boone Township	7	4	0	3	14	24,020	0.1%
Cass Township	11	94	0	49	153	44,177	0.3%
Columbia Township	0	0	0	14	14	19,064	0.1%
Ferdinand Township	97	128	0	63	287	57,535	0.5%
Hall Township	0	0	0	18	18	15,612	0.1%
Harbison Township	0	0	0	25	25	31,528	0.1%
Jackson Township	0	0	0	42	42	51,794	0.1%
Jefferson Township	0	13	0	16	29	17,326	0.2%
Madison Township	188	6	0	29	223	57,699	0.4%
Marion Township	5	0	0	46	51	26,378	0.2%
Patoka Township	1,077	2,598	0	158	3,833	96,515	4.0%
Jasper Civil City	219,748	128,078	0	5,563	353,389	6,597,360	5.4%
Huntingburg Civil City	45,205	113,192	0	3,880	162,277	1,724,519	9.4%
Birdseye Civil Town	0	314	0	110	425	31,301	1.4%
Ferdinand Civil Town	3,668	6,291	0	1,170	11,130	654,738	1.7%
Holland Civil Town	759	6,344	0	488	7,591	137,142	5.5%
Northeast Dubois County School Corp	233	0	0	2,797	3,030	2,650,592	0.1%
Southeast Dubois County School Corp	6,942	11,901	0	4,324	23,167	3,650,839	0.6%
Southwest Dubois County School Corp	47,054	121,218	0	7,302	175,574	4,180,592	4.2%
Greater Jasper Consolidated School Corp	324,123	188,913	0	10,421	523,457	12,782,073	4.1%
Huntingburg Public Library	3,668	9,448	0	501	13,617	286,821	4.7%
Jasper Public Library	19,309	11,254	0	576	31,139	638,366	4.9%
Dubois County Contractual Library	636	1,049	0	727	2,412	766,190	0.3%
Dubois County Airport	2,711	2,313	0	176	5,200	167,231	3.1%
Northeast Dubois County Fire Protection	15	0	0	75	90	87,240	0.1%
Dubois County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Huntingburg Redevelopment Commission	0	0	0	0	0	0	
TIF - Patoka Township	0	0	0	0	0	92,111	0.0%
TIF - Huntingburg City	0	1,872	0	0	1,872	1,187,660	0.2%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.